[Ab1-MAR 29]

Brief Summary of Administration Housing Bill of 1961 as submitted to the Congress, March 29, 1961

I. HOUSING FOR MODERATE INCOME FAMILIES

A. Broadened FNA Section 221 Program. h(0-year, no-down-payment mortages for housing for low and moderate income and displaced families. Program for displaced families continues on permanent basis. Program for others would expire July 1, 1963. Insurance claims could be paid in cash. Program covers sales and rental housing. Mortage ceiling \$9,000 for single-family home, but up to \$15,000 in high cost areas.

B. Low-interest FMA-Insured Loans on Rental and Cooperative Housing.
Housing for low and moderate income and displaced families.
Housing for low and moderate income and displaced families, and imited-dividend corporations eligible borrowers, low and limited-dividend corporations eligible borrowers, low interest rates discretionary. Authority to waive insurance premium. Insurance claims could be paid in each. FNSA special assistance for all loans.

II. HOME IMPROVEMENT AND REHABILITATION

A. FRA insurance of a loam, up to \$10,000 maximum (in addition to any mortgage on the property), for home improvement and rehabilitation. Maturities up to 25 years, interest rate up to 6 percent. Insurance claims could be paid in cash. FNNA special assistance authorized if housing is in urban renewal areas.

III. EXPERIMENTAL HOUSING AND APARTMENT UNIT MORTGAGE INSURANCE

A. New program of FMA-insured mortgages for testing housing using new techniques in building, design, materials, or construction, which otherwise may not qualify under normal mortgage insurance criteria. Insurance claims could be paid in cash.

B. FHA authorized to insure mortgages on individual units in apartments.

IV. NATIONAL HOUSING ACT AUTHORIZATIONS

A. FHA Authority. General mortgage insurance authority extended 4 years, and Title 1 loan insurance authority extended 2 years.

B. FNMA Authority. Authority for special assistance functions increased by \$750 million.

V. HOUSING FOR ELDERLY AND LOW INCOME.

1. Housing for the Elderly

A. <u>Direct Leans</u>. Authorization for appropriations increased by \$30 million. Public bodies made aligible for Leans in addition to private nonprofit sponsors under present law. Separate \$5 million sublimitation on "related facilities" removed.

2. Public Housing

A. Additional Payment for Elderly. Up to \$120 per year additional Federal payment for units occupied by elderly families where needed to prevent project default.

B. Increased Cost Limits on Units for Elderly. Per room increased by \$500 because of higher per room cost of small units.

C. Dwelling Unit Authorization. Authority for approximately 100,000 additional units (up to the limit originally authorized in the Housing Act of 1949).

D. Occupancy. Local responsibility for establishment of preferences for occupants. Authorization under special circumstances for an over-income family to remain, at an unsubsidized rent, until suitable housing is available.

E. <u>Demonstration Programs</u>. PHA authorized to make grants to local bodies to develop and demonstrate new or improved means for providing housing for low income families, \$10 million limit on appropriations.

VI. URBAN RENEWAL AND PLANNING

A. Urban Renewal Grant Authorization. Increased by \$2.5 billTon.

B. Federal Relocation Payments. Increased amounts to displaced businesses If Increase over present amount is shared by locality as part of project cost.

- C. Urban Renewal Property for Low and Moderate Income Mental Mousing. Urban renewal property could be sold to a limited-dividend or nonprofit corporation, cooperative, or public body at fair value for its use in providing new or rehabilitated rental or cooperative housing for occupancy by families of low or moderate income.
- D. Rehabilitation Demonstrations. Local public agency could demonstrate rehabilitation techniques by acquiring properties in urban renewal area, improving them as part of project cost, and reselling then to private owners.
- E. Nonresidential Exception. Increased from 20 percent to 30 percent.
- F. <u>Urban Planning Grants</u>. Federal share increased from 1/2 to 2/3, and authorization for appropriation increased by \$80 million.

VII. COMMUNITY FACILITIES

. ...

Authorization for public facility loans would be increased by $\$50\ \mathrm{million.}$

State limitation on advances for public works planning increased from 10 percent to 12-1/2 percent. Area-wide projects, the construction of which might require a number of years, made eligible for these advances.

VIII. FARM HOUSING

The farm housing provisions of the Housing Act of 1949 which are administered by the Farmers Home Administration of the Department of Agriculture would be extended for five years and a requirement for mortgage security would be relaxed.

IX. MISCELLANEOUS

Miscellaneous changes made in various existing laws for clarification or to eliminate administrative difficulties.

Prepared by the
UNITED STATES CONFERENCE OF
MAYORS

Reproduced by the CENTRAL PLANNING BOARD, NEWARK, NEW JERSEY

we deposit a could be autical f. wellenged in the decision of

Usern Clanning Grants. Federal share increased from ye helical to the appending to the title the total

VORTING TO A COLUMN TY LOCAL PROPERTY OF THE CONTRACT OF THE COLUMN TY Authorizetter for public facility tone would be in-

version billion incol .coulingsenger truth object bellion against colonida visou olicula and secretaria no nellalida propinsi del series, the construction of which are receive and relative of teapping or \$5,000 weed tolestelling assembling

VILL. FARM HOUSING

polarcil, add to exclusivery palegon with ory red of ledger are administered by the persons with the interrection suit tel behades to bimm amatuniana la dissificació ede la years and a requirement for mortgade security would be reaxes of the learner of the lacing to the sens whele he in-

STREET LANGUAGE

increasing the same and to various average they have no ovilani iciaba ajecimito ca se estimitive e el

the farm bouging provinces breesewheel and the repartment of Acricaltone Williams and send a reconference for configure security son

> Restrictions of the SULVAJI PLANCIS THE REP . NO.

CHARGE DMINISTER SANTHER DENGARE PER JERSEY

St Bry - To go To wash y ton So. Broad Royal - Colleges.

nunctionelle (A

M.clerificet

- Bloff frames comed if